

274 Covewood Park NE
Calgary, Alberta

MLS # A2178725



\$578,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Quartz Counters		

Inclusions: Umbrella in Backyard, Extra Basement Tile

Discover this FRESHLY PAINTED beautiful 3-bedroom, 2.5-bathroom home with a DETACHED INSULATED GARAGE, situated in the friendly neighborhood of Coventry Hills. It's conveniently located just a short drive from Calgary International Airport, blending comfort and easy access. Upon entering, you will notice a bright and open layout, enhanced by modern white tile floors that make the main level feel spacious. The large living room has a big window, allowing plenty of sunlight to brighten the space and create a welcoming atmosphere. The kitchen is the heart of the home, featuring attractive NEW LAMINATE COUNTERTOPS and NEWER APPLIANCES, including a refrigerator, dishwasher, and a hood fan over the electric stove. The kitchen also has a central island, and FRESHLY REFINISHED GEL STAINED CABINETS. The kitchen connects smoothly to the bright dining area, which has a large window overlooking the backyard to let in more natural light. Step out onto the spacious deck, ideal for summer barbecues and outdoor fun. The backyard also provides easy access to the insulated double garage, ensuring it's usable all year round. Upstairs, there are three nicely sized bedrooms, each with its unique style. The first bedroom features dark brown vinyl flooring, while the second has stylish grey vinyl flooring. A roomy 4-piece bathroom is also upstairs, offering plenty of cabinet space for storage. The primary bedroom is quite spacious and has a large window that fills the room with light. It includes a 4-piece ensuite bathroom with laminate countertops and more storage options. The partially finished basement is ready for your ideas, with tile flooring and some cabinetry already set up. You can turn it into a cozy entertainment space, a home office, or extra storage, giving you lots of choices. This home is perfectly placed in Coventry Hills, just

minutes from Deerfoot Trail, making it easy to commute to downtown Calgary. The community has plenty of nearby amenities, including shops, restaurants, Cardel Centre, libraries, and public transit. With the added benefit of being close to the Calgary International Airport, making traveling simple. Don't miss the opportunity to own this wonderful home in a lively and well-connected community. Schedule your visit today!